



WESTERN WEBER COUNTY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

September 13, 2011

5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of the August 16, 2011 meeting minutes
2. Regular Agenda:
 - 2.1. DR 2011-06 Consideration and action on a request for approval to amend the Russell's Run Dog Kennel site plan and increase the maximum number of dogs allowed at the kennel to 50 located at approximately 9281 W 900 S, on 9.8 Acres (Brad Russell, Applicant)
 - 2.2. DR2011-12 Consideration and action on a request for approval of a site plan that would add two additions and relocate an existing shed for the Washington Heights Church located at 1770 E 6200 S (Mark Hilles, Applicant)
3. Public Comments:
4. Planning Commissioner's Remarks:
5. Staff Communications:
 - 5.1. Planning Director's Report:
 - 5.2. Legal Counsel's Remarks:
6. Adjourn: Adjourn to the County Commission Chambers for a Work Session

Work Session Agenda Items:

- WS.1. Discussion Agri-Tourism Ordinance**

Adjournment

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room.

There will not be a pre-meeting scheduled for 4:30 pm.



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Western Weber County Planning Commission Regular Meeting and Work Session held August 16, 2011 in the Weber County Commission Chambers and Room 108, 2380 Washington Blvd., commencing at 5:00 p.m.

Present: Doug Hansen, Chair; Jannette Borklund; Brenda Meibos; Ryan Judkins; Wayne Andreotti; John Parke; Andrew Favero;

Absent/Excused:

Staff Present: Robert Scott, Director; Jim Gentry, Asst. Planning Director; Justin Morris, Planner; Kary Serrano, Secretary

Pledge of Allegiance

Roll Call:

1. **Minutes:** Approval of the July 12, 2011 meeting minutes.

MOTION: Chair Hansen declared the meeting minutes approved subject to the corrections noted.

2. **Consent Agenda:**

- 2.1. **LVL070811: Consideration and action for final approval of Lindsley Ranch Subdivision (1 Lot), and a request for a deferral of curb, gutter, and sidewalk, within the Agricultural A-2 Zone located at approximately 1625 S 7500 W. (Candice Kunz, Applicant)**

MOTION: Commissioner Parke moved for final approval of consent agenda item 2.1. LVL070811 Lindsley Ranch Subdivision with a recommendation of deferral of curb, gutter, and sidewalk. Commissioner Meibos seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (7-0)

Consent Agenda 2.2. LVA071811 was pulled to the regular agenda item.

3. **Regular Agenda:**

New Business:

- 2.2. **LVA071811: Consideration and action for final approval of Arlen Bell Subdivision (2 Lots), and a request for a deferral of curb, gutter, and sidewalk within the Residential Estates RE-20 Zone located at approximately 2574 Combe Road, Uintah. (Mathew Bell, Applicant)**

Justin Morris explained that there was some new information on the Arlen Bell Subdivision. Originally, this subdivision was submitted as a two lot subdivision with each lot containing at least 100 feet frontage and 20,000 sq. ft. as required in the RE-20 Zone. The applicant is requesting deferral of curb, gutter, and sidewalk along their frontage as they are within a mile and a half of the Uintah Elementary School. All the reviewing agencies have responded with no significant concerns. The Uintah Highlands Water & Sewer will be providing culinary water and waste water services. Upon further review, they have found that the parcel just to the southeast, Parcel # 070920004 was actually part of the parent parcel. Since the time when it was first created to the present, it was made from a legal conforming lot, to an illegal nonconforming lot. This parcel doesn't have enough frontage and the Assessor has indicated the home was built in 1956. Staff's recommendation would be to include that lot in that subdivision, to give it some frontage to fix the illegal division that occurred as part of the parent parcel. This would be a three lot subdivision with the internal lot lines being changed slightly.

Chair Hansen said for clarification, would this shift the original lot-lines. Mr. Morris replied that the internal lot-lines will shift slightly just to accommodate the required increased frontage for our recommendation of what would be lot number three.

Commissioner Borklund asked which way is it moving and would this make all three lots legal? Mr. Morris replied that lot number three would have to expand to the northwest, so all lot-lines would be adjusted so that they'd meet the 100 foot of frontage and the 30 foot setback.

In answer to a question by Commissioner Meibos, Mr. Morris replied that there's an opportunity to fix an illegal division that had occurred here and the applicant is amicable to that and our recommendation is to include a third lot.

David Bell, 2586 East Combe Road, applicant, said they recognized that there was an illegal building lot, but this was just brought to their attention a few hours ago, so they really hadn't had a chance to digest what was involved. Their issue was with the person that resides at that home who is not part of the family. Prior to the property being sold it was part of his grandfather's home. He assumed what was being asked of him was to give that property owner some land and that they would have to go back and have the deed redrawn as part of the first step.

Chair Hansen asked if applicant needed more time to work on this new information. Mr. Bell replied that he was still confused about the process. Chair Hansen replied that the Planning Commission could recommend stipulations for approval.

Justin Morris said that this Planning Commission could recommend approval of the three lot configuration and at some point if the applicant disagreed, he could make an appeal to the County Commission. He believes the neighbor would be amiable to having a legal building lot rather than having an illegal building lot.

In response to a question by Commissioner Borklund, Mr. Morris replied that this is a chance to right a wrong that was done to the parent parcel and he was not sure what force they would have in requiring this to be a subdivision lot. There would not be an opportunity in the future to make the adjacent lot a legal building lot.

Commissioner Parke asked if they have an obligation even though this is to the benefit to the owner of this house, to give them notice that they are planning on doing something their property prior to them taking action today. Doesn't that property owner have the right to be here at this meeting to oppose it if he desired? Mr. Morris replied that he does and the notices were sent out at the last meeting. Chair Hansen replied that this impacts him more now than at the last meeting. Commissioner Parke added this may impact for the positive but it shouldn't matter if it impacts for the positive or the negative, he should have the opportunity to be here.

Chair Hansen said he would like for all the parties concerned to be comfortable about the decision and he would not want to make arbitrary decisions or a lot of assumptions that they shouldn't. He asked what the applicant wanted to do.

Commissioner Borklund said if they recommended approval then the owner could present the case at the County Commission level so it wouldn't matter. Chair Hansen replied that the decision is appealable and the County Commission is the final decision maker; the Planning Commission would just make a recommendation.

Justin Morris said they would go out of their way to give notice to the affected party and if they wanted to appeal this decision if they felt it was not in their best interest to be part of the subdivision, they could have their voice heard and appeal to the County Commission. He didn't think there would be any cost involved other than submitting a letter of appeal.

Chair Hansen said if they make a final decision, from what he understands, they have 15 days to appeal, and their decision could be arbitrated by the County Commission.

David Bell said that they were comfortable with going ahead and obviously this Planning Commission would have to indicate their recommendation of approving a three lot subdivision and that the existing home be given extra frontage so that it becomes a legal building lot. He would be comfortable with working with the neighbor.

MOTION: Commissioner Borklund made a motion to recommend final approval of LVA071811 a three lot subdivision recommended by staff, that it meets the standards of the subdivision ordinance and the zoning regulations. Commissioner Andreotti seconded the motion. A vote was taken with Commissioners Borklund, Meibos, Judkins, Andreotti, Favero, and Chair Hansen voting aye and Commissioner Parke voting nay.
(6-1) Motion Carried.

Commissioner Parke was opposed to the motion because he felt the other party had a right to have notice before any action is taken. Chair Hansen replied that this would be on the record as it was a justifiable reason and he

indicated to staff to notify the other party so they would have the opportunity to appeal and also when the County Commission meeting will be held.

4. **Public Comments:** There were no public comments.

5. **Planning Commissioner's Remarks:** There were no remarks from the Planning Commissioners.

6. **Staff Communications:**

6.1. **Planning Director's Report:** Jim Gentry reminded the board members of the upcoming APA Conference held on October 6-7 and that they need to let Sherri or Kary know if you would like to attend. The conference will be at Westminster in Salt Lake City. The county will pay the conference fees and arrangements could be made if they wanted to go in a county vehicle. They also have the option of attending one or both days.

6.2. **Legal Counsel's Remarks:** There were no Legal Counsel comments.

7. **Meeting Adjourned to convene for Work Session in the County Commission Chambers.**

Work Session Agenda Items:

WS.1. Discussion: Chapter 1

Jim Gentry said the Planning Division staff has a work program for the year and as part of the list of activities for the year and one of the key aspects is to update our key ordinance. Approximately one year ago, they determined that the subdivision ordinance is not only administered by the Planning Division so all affected departments should be involved in the ordinance review process. They have held Subdivision Summit meetings to review and comment regarding changes to the ordinance as well as some policy issues. Staff has been reviewing Chapter 1 which is very technical and Legal Counsel has reviewed the amendments and have some concerns, but his will be brought to the County Commission who will have to make the decision on some of the policy questions. Following is a list of the policy questions:

1. Shall subdivision improvement escrows be changed to allow escrows less than \$10,000 to be approved by the County Engineer and the escrows above \$10,000 approved by the County Commission?
Staff's recommendation is that there are times when we get \$10,000 escrow so they are trying to streamline the process and make it administratively approved. Should the county commission allow the engineering to sign off on escrows less than \$10,000?

This is a decision to be made by the County Commission.

2. Does the County Commission want to be involved in the administrative approval of subdivisions, if so to what level does the County Commission want to be involved?

Staff's recommendation is that it's pretty hard to deny subdivisions. Currently, the attorney's feel that the County Commission should sign everything and we're trying to streamline the approval process.

This is a decision to be made by the County Commission.

3. Time extensions: shall unlimited time extensions be granted as long as new subdivision fees are paid and there have been no changes to state codes or county ordinances.

Staff's asked how long they want subdivisions to be continued? They have had subdivisions that have been going on since 1998.

Planning Commission's recommendations is to let keep going as long as they continue to pay the fees.

4. Subdivisions are a permitted use under the Weber County Zoning Ordinance and are administrative type decisions. What type of notice should be given for standard subdivisions?

Staff's recommendation is that there is no requirement in state code for notices to be given. The only time the notices are required for subdivisions; is if you're amending the subdivision plat or you're vacating a lot or subdivision.

The Planning Commission's recommendation was that notices should be sent out to the public as a courtesy to include a statement that could read something, i.e., "As a courtesy notice, we received this application for a subdivision which meets all of the requirements of the zoning ordinance."

WS.2. Adjourn: There Being No Further Business, the meeting was adjourned at 6:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Kary Serrano".

Kary Serrano, Secretary,
Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend the Russell's Run Dog Kennel site plan and increase the maximum number of dogs allowed at the kennel to 50

Agenda Date: Tuesday, September 13, 2011

Applicant: Brad Russell

File Number: DR 2011-06

Property Information

Approximate Address: 9281 West 900 South

Project Area: 9.8 Acres

Zoning: Manufacturing Zone 3 (M-3)

Existing Land Use: Russell's Run Dog Kennel

Proposed Land Use: Expansion of Russell's Run Dog Kennel

Parcel ID: 10-108-0001

Township, Range, Section: T6N, R3W, NE ¼ of Section 20

Adjacent Land Use

North:	Manufacturing	South:	Vacant land
East:	Vacant Land	West:	Manufacturing

Staff Information

Report Presenter: Iris Hennon
ihennon@co.weber.ut.us
801-399-8762

Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22-A (M-3 Zone)
- Weber County Zoning Ordinance Chapter 36 (Design Review)

Background

The current site plan for Russell's Run Dog Kennel was approved in 2007 (MSP 2007-01). Kennels are allowed as a permitted use in the M-3 Zone. The current site plan consists of an approximately 11,000 square foot fenced area consisting of a 960 square foot covered dog house with 20 dog runs in various sizes. The kennel is currently allowed to have a maximum of 30 dogs.

There are two amendments being proposed by the applicant. The first proposal is to amend the approved site plan in the following ways (each of the amendments listed below is represented by a different color on the site plan):

- A new 256 square foot dog house will be located west of the existing covered dog house. This structure will hold eight 24 square foot kennels, four facing south and four facing north. The kennels facing south open to four dog runs that extend to the south fence of the large kennel area. The kennels facing north open to two dog runs that run east to west just north of the existing shrubbery and gravel landscaping.
- A small (24 square feet) dog house and a new dog run area will be located adjacent to the existing dog house at the end of the concrete drive. This area will be used to show dogs to customers.
- The dog run areas within the existing kennel will be expanded as necessary to house additional dogs. As expansion occurs, all of the dog runs will be fenced with wire and pea gravel will be placed on the floors.
- A six foot tall vinyl fence is proposed to encompass a substantial area as shown on the proposed site plan. The fence begins approximately 52 feet from the front property line. A gate will be located across the existing concrete drive.

- E. A new landscape plan will replace the existing shrubbery and gravel area. The new plan shows a row of eight trees, each within a 100 square foot gravel area, spread out along the front line of the new vinyl fence. In addition, four trees will be placed on the edge of the concrete drive. The trees will each be at least 2 inches in diameter.
- F. The existing business sign will be moved to a new location on the east side of the concrete drive, approximately 40 feet from the front property line. The dumpster will also be moved closer to the front property line to provide more convenient access for waste removal.

The second proposal is to increase the number of dogs allowed at the kennel from 30 to 50. Weber County Animal Control has reviewed and approved the request subject to the following conditions.

- Adequate housing accommodations must be in place before additional dogs will be allowed in the kennel. This may require some or all of the expansions proposed by the applicant. Weber County Animal Control must inspect any additions to the kennel prior to additional dogs being brought in.
- It must be demonstrated that the dogs are receiving adequate food and water without competition. The applicant must also address waste removal and pollution control plans for the increased number of dogs. Animal Control will inspect the site to determine if these requirements are being met.

Summary of Planning Commission Considerations

- Do the amendments to the site plan meet the requirements of applicable zoning ordinances?
- Based on the proposed kennel expansion, should the increase from 30 to 50 dogs be approved?

Conformance to the General Plan

The Western Weber County General Plan shows the area where the kennel is located as remaining an M-3 Zone in the future. A kennel is a permitted use in the M-3 Zone. Therefore, the use does conform to the General Plan.

Conditions of Approval

- Requirements of Weber County Animal Services including the 15 conditions that were given when the original site plan was approved in 2007. These conditions are still applicable and must be followed (see Exhibit E).
- Requirements of applicable review agencies.

Staff Recommendation

Staff recommends approval of the amended site plan and the increase from 30 to 50 dogs subject to the applicant meeting the requirements of Weber County Animal Control (including the 15 conditions in Exhibit E) and other applicable review agencies.

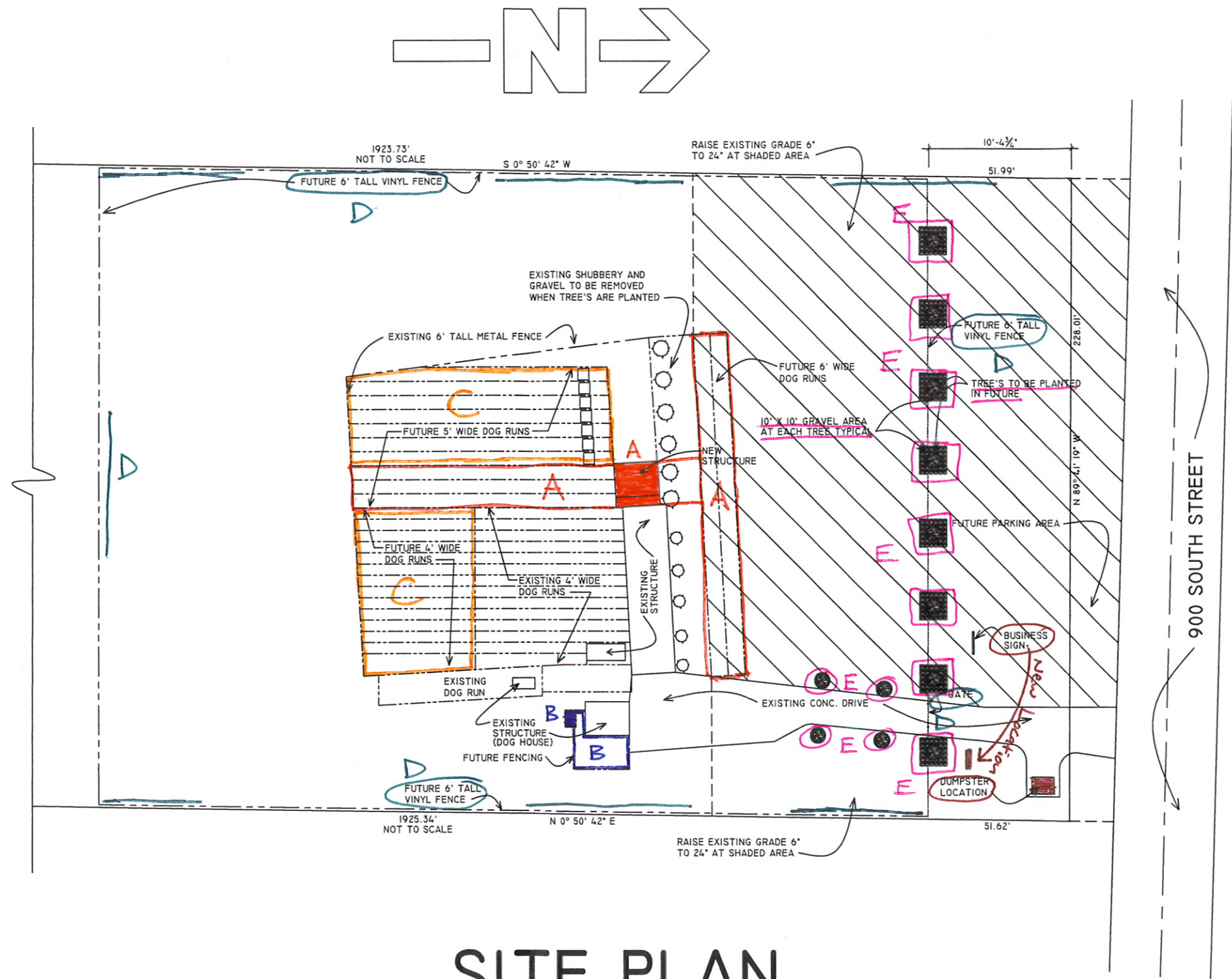
Exhibits

- A. Existing site plan approved in 2007
- B. Amended site plan for 2011
- C. Applicant's project narrative
- D. Weber County Animal Control review letters
- E. Weber County Animal Control 15 conditions approved in 2007
- F. Pictures of kennel

Map 1



Exhibit A



SITE PLAN

SCALE 1"=20'-0"
PARCEL NUMBER 03-070-0002
LOT #1, RUSSELL'S RUN
WEBER COUNTY, UTAH

(Legend)

Each letter and Color represents an amendment to the site plan as described in the staff report

A. Red
B. Blue
C. Orange
D. Green
E. Pink
F. Brown

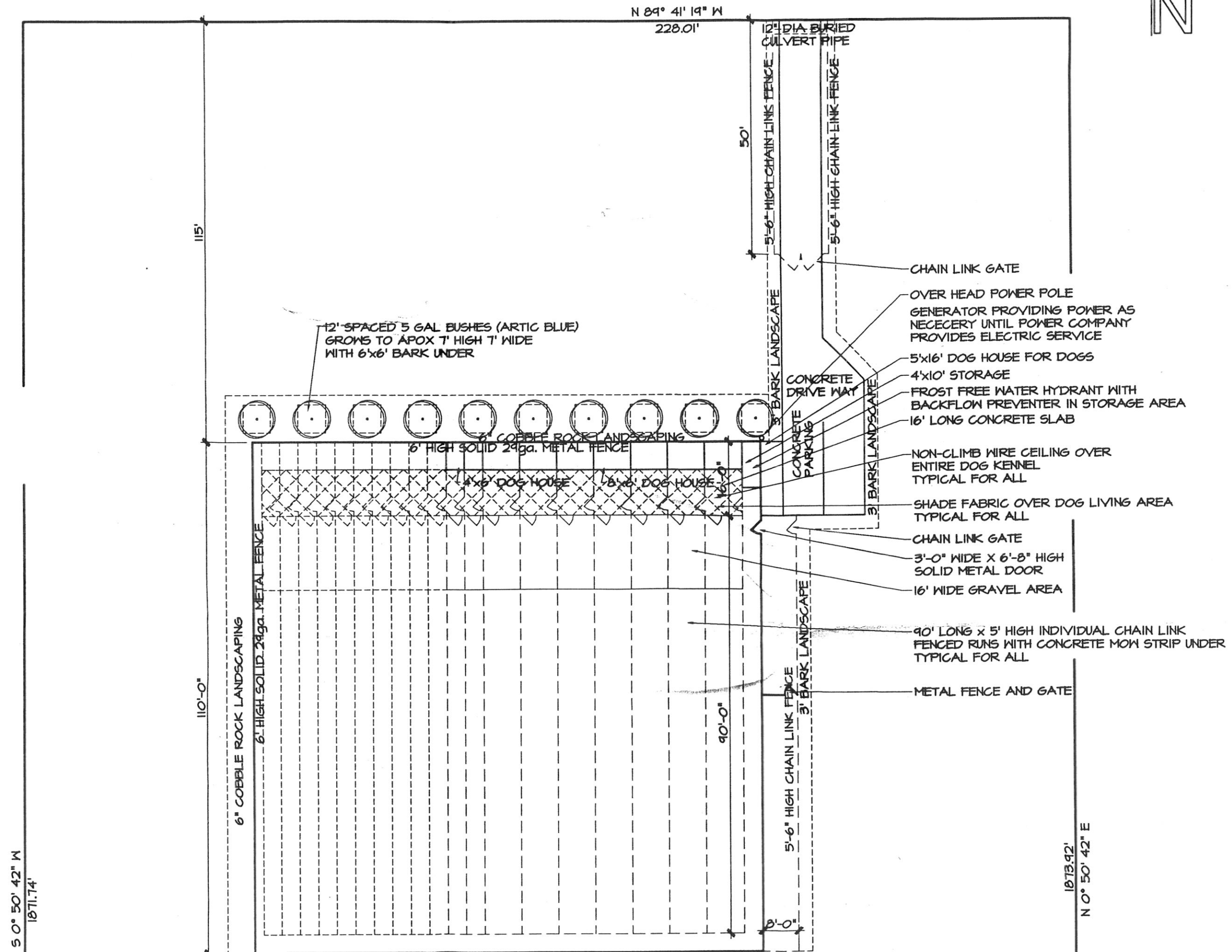


Exhibit C

PROPOSED ADDITIONS TO SITE PLAN

Dog Runs

Extended existing runs inside of kennel area to run to metal fence on south side of kennel area.
Runs to be installed in front of new housing area. Runs to run to metal fence on south side of kennel area.

Runs on exterior north side of kennel area to run east to west of kennel area.

Run to be placed around small building that is on east side of property.

All runs to be fenced with wire and to be maintained with pea gravel on floor area of run.

New Housing for Dogs

Building to be built on west side of existing building in kennel area.

Small dog house for maintenance of dog area around small building on east side of property.

Exterior Fence

Vinyl fence placed around exterior of the kennel area.

Dogs Allowed In Kennel

Increase from thirty to fifty dogs.

Increase of dogs will provide opportunity to run more efficient kennel.

Exterior Sign for Kennel

Wood sign twelve inches high eight feet long six feet high on redwood post. Installed east side of kennel driveway forty feet south of 900 south.

Level of Soil Raised

Soil to be raised in front of property from kennel area to 900 south.

Trees

Placed in front of property. Two and one half to three inch diameter to be used.

Dumpster for waste

Dumpster to be located at 900 S for easier access.

Exhibit D

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Animal Control Review

Project: Russell's Run (Dog Kennel)
User: Janet Long
Department: Weber County Animal Services
Created: 2011-08-03 13:05:30
Modified: 2011-08-03 13:05:30
Approved: Yes

Notes

To: Planning Division

From: Betty Davis, Weber County Animal Control Officer

Date: August 3, 2011

Reference: Brad Russell's Kennel Increase

After reviewing the plans for Mr. Russell's kennel expansion and the proposed increase to house 50 dogs in his kennel I approve with the following stipulations:

1. Before additional dogs enter the premises there will be adequate accommodations for their housing. This may entail completion of the kennel addition. From my observations prior to the proposed expansion, there is not adequate housing for additional animals in the present kennel. Upon completion of any additional kennels or phases of expansion, inspection by animal control will be required.
2. The primary concern is for the welfare of the animals housed at Mr. Russell's facility. My concerns are that the animals receive adequate food and water without competition. As additional animals are added to the facility there will need to be adequate waste removal and pollution control. He must maintain a reasonable limit of animals per kennel as per size of the kennel and size of the dog. I will observe the premises and determine if the housing is humane as needed.

If you have any questions or concerns please contact me.

Sincerely,

Betty Davis, Weber County Animal Control Officer, Kennel Inspector

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Weber County

ANIMAL SHELTER



Animal Services
Adoption

July 12, 2011

Dear Planning Commission:

This application is for an amendment to a commercial kennel for Brad Russell. This letter concerns the above referenced development. Animal Services comments are as follows:

- 1) In order to increase the number of animals from 30 to 50 animal services will need to review the plans for the new dog houses to address the care and comfort of the animals.
- 2) We also will need Mr. Russell to explain how the efficiency of the kennel will improve with the proposed increase in the number of animals allowed.
- 3) In his application he refers to a small dog house for maintenance of dog area around a small building on the east side of the property, please have him specify if he will be housing animals or equipment in this area.
- 4) A written response is required to the above questions regarding the amended application prior to approval.

Thank you for your consideration,


Betty Davis

Weber County Animal Officer

Weber County Animal Shelter
1373 North 750 West
Ogden, UT 84404
(801) 399-8244

Exhibit E

To: Iris
From: Weber County Animal Service
Date: May 9, 2007
Subject: Kennel

Weber County Animal Service is requiring the following:

1. Rock around the entire kennel. **Done. Needs to keep weeds out.**
2. Grass needs to be mowed a distance of 30 feet from the animal compound and maintained Fire safety issue. **Done**
3. Ground leveled in such a manner that water and other liquids will not puddle. Need to be leveled so that proper drainage is obtained. **Not Done. Said he would fill in holes** NOT USING
That part of the kennel
4. No weed growth will be allowed within the enclosed kennel area. **Not Done Weeds have been sprayed according to Mr. Russell** Weeds done
5. The far west area of the kennel needs to be cleaned of junk and weeds. **Weeds Still Present Done DONE**
6. Feces must be cleaned up daily as not to create a nuisances. **Agreed**
7. Pea gravel ground cover in kennel area and runs. **Pea gravel the first 20 feet beyond cement area. The remaining area not covered with gravel.**
8. A floor to be built in the dog houses that will raise the animals off the cement if and when the drain system plugs up. **As agreed with Mr Russell a plastic 4x4 post shall be placed in front of the dog house and silicone on both sides to prevent water from entering the dog house. The present wood barriers shall be removed and the tar used as a sealant shall be removed.**
9. During the winter the sleeping area in the dog houses whenever there are less than three dogs the area must be narrowed down. Will work with Mr Russell in this area. **Done**

10. Food shall be stored in metal barrels. Food shall be rotated to maintain freshness. Food shall be sheltered to prevent spoilage. **Done but 2 barrels to be used to prevent spoilage.**

11. Holes in cement where mice and other rodents live shall be filled.. Needs to have some sort of pest control in place. **Not done. Mr Russell said he would write up a pest control plan. Plan given to Planning** *DONE*

12. No other dogs allowed in kennel when female has pups. **Agreed to follow.**

13. Whelping boxes are to be required for mother and pups to keep the pups warm. **Said he would show us the type of whelping box he is going to use. Not Done** *DONE*

14. Young dogs shall not be kept with adult dogs until they are able to take care of themselves. **Agreed**

15. The animal shall be kept warm during the winter months by a heating system other than heat lamps. All electrical wiring shall be enclosed in approved conduit. **Waved. Because Mr Russell's site plan stated that the dog houses were to be covered in some sort of foam insulation the heating system to keep the dogs warm will not be necessary. As of the present the foam insulation is not in place.**

Mr Russell needs to understand that Animal Services will do inspections of the kennel without notice per the Animal Control Ordinance 2-3-10.

I do believe that Mr Russell has basically met our requirements. Still need to do another inspection to make sure that all requirements are met

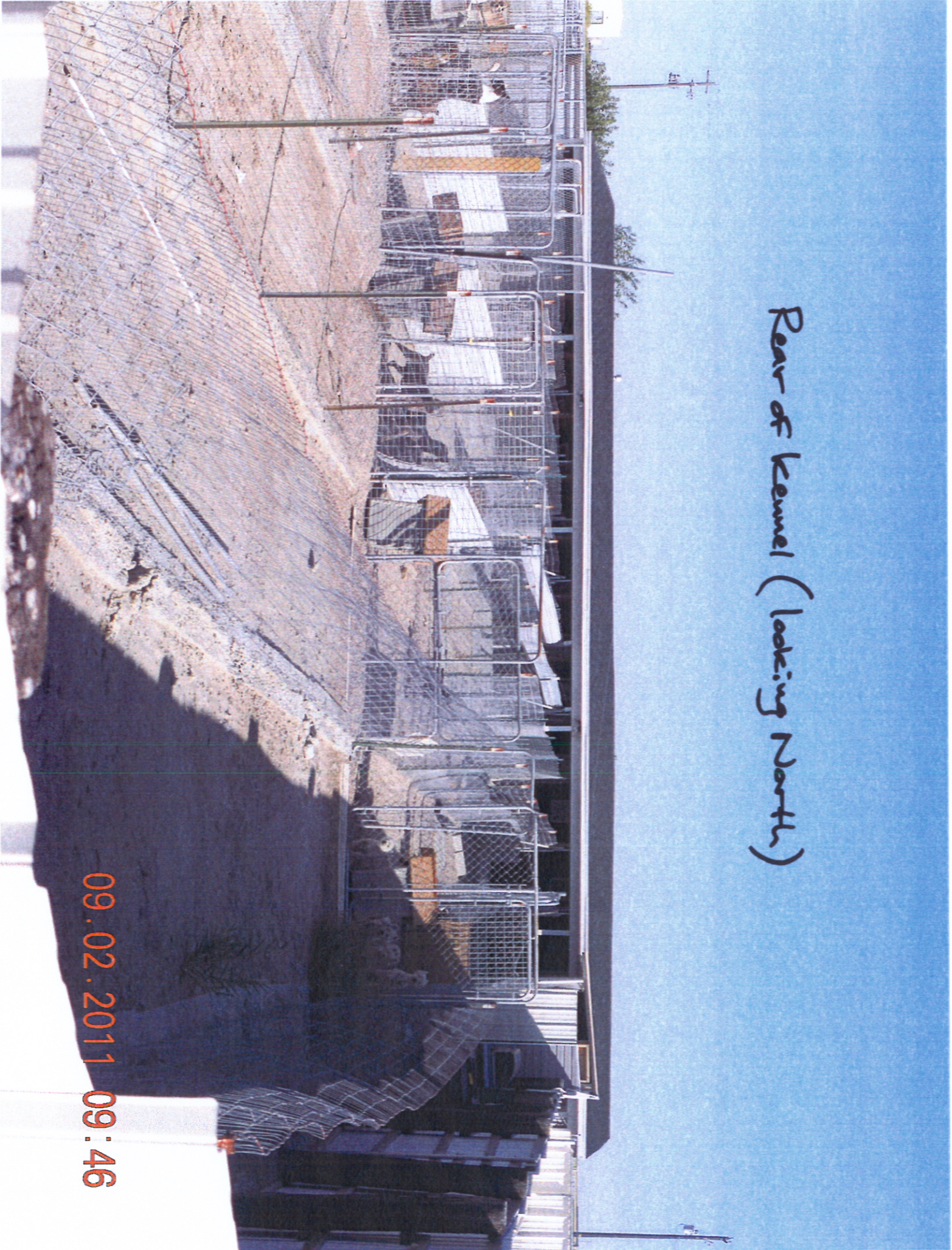
Front of Kennel (looking South)

Exhibit II

09:02:2011 09:43



Rear of kennel (looking North)



09.02.2011 09:46

Existing Retweiler dog run
(East side of kennel)

09 02 2011 09:46



Kenel expansion areas

09.02.2011 09:47





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and / or action for approval of a site plan for Washington Heights Church
Agenda Date: Tuesday, September 13, 2011
Applicant: Mark Hilles
File Number: DR 2011-12

Property Information

Approximate Address: 1770 E 6200 S
Zoning: RE-15
Existing Land Use: Church
Proposed Land Use: Church
Parcel ID: 07-083-0077, 07-083-0038
Township, Range, Section: 5 North, 1 West, Section 22

Adjacent Land Use

North:	Commercial	South:	Vacant / Foothills
East:	US-89, Residential, Vacant / Foothills	West:	Residential, Vacant / Foothills

Staff Information

Report Presenter: Justin Morris
jmorris@co.weber.ut.us
801-399-8763
Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance – Chapter 3 (Design Review)
- Weber County Zoning Ordinance – Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations)
- Weber County Zoning Ordinance – Chapter 36 (Residential Estates Zones RE-15, RE-20)

Background

The applicant is requesting approval of a site plan that would add two additions and relocate an existing shed for the Washington Heights Church. The proposal would add a 3,500 square foot welcome center that would connect two existing buildings of the church. An additional 3,500 square foot building will be built at the southeast corner of the existing building as a children's addition. The two additions will be compatible with existing buildings in both material and colors.

The church currently provides approximately 499 parking stalls and is planning on adding a few more. An existing 800 square foot shed would be moved (see the site plan for locations) and replaced with landscaping and the proposed parking stalls. These stalls will have to meet the requirements of Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations).

The proposed site occupies two parcels that divide the existing building. These two parcels need to be combined in order for setbacks to be met.

At this time, information concerning the area and percent of landscaping has not been submitted. Chapter 36 (Design Review) requires that 10% of the total area be landscaped.

In review, the Weber Fire District has responded with no concerns. The Weber County Engineering Division is ensuring that the existing and proposed parking lots comply with storm water detention standards.

Summary of Planning Commission Considerations

Does the proposal meet the requirements of the Zoning Ordinance?

Conformance to the General Plan

This proposal conforms to the General Plan's Goals & Objectives by meeting the requirements of applicable chapters in the Zoning Ordinance. Furthermore, this development is compatible with the zone in which it is located and the nearby residential and commercial land uses.

Conditions of Approval

- Requirements of Weber County Building Inspection Division
- Requirements of Weber County Engineering Division
- Requirements of Weber-Morgan Health Department
- Requirements of Weber County Fire District

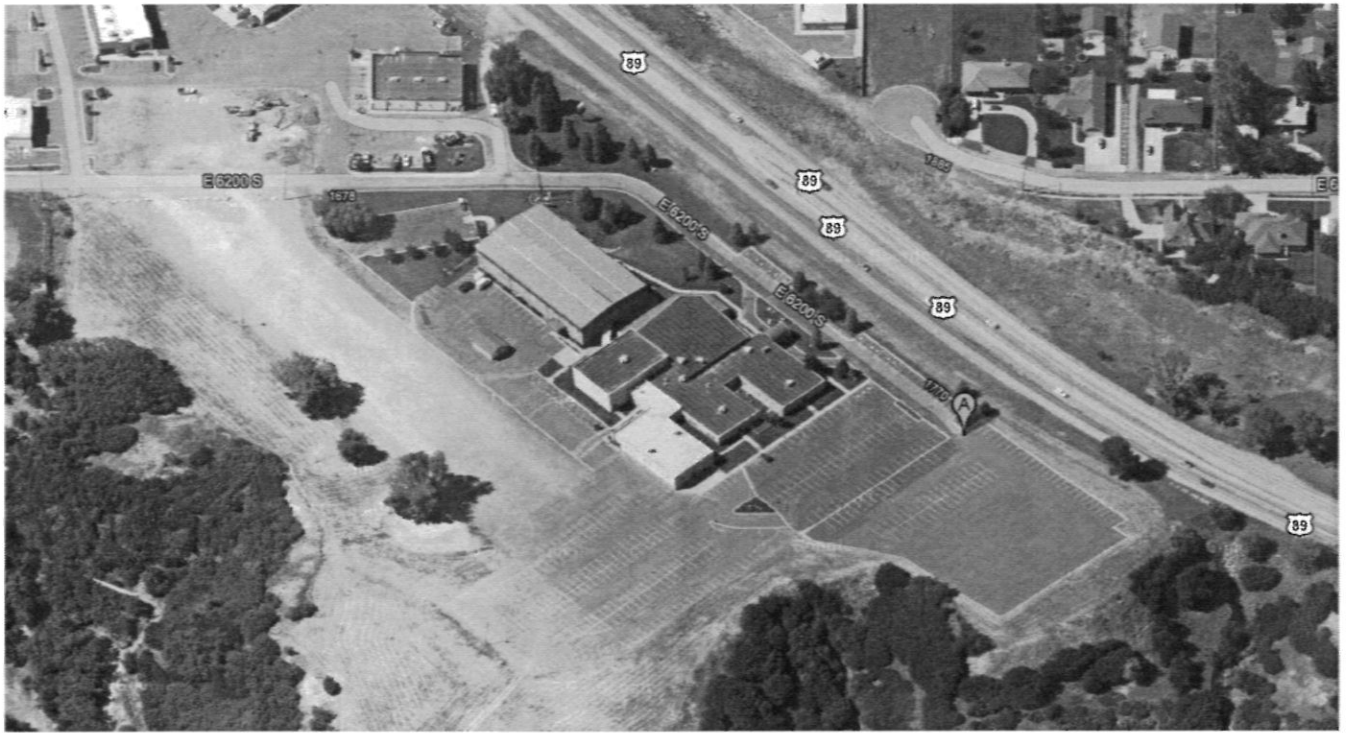
Staff Recommendation

Staff recommends approval of DR 2011-12, subject to the landscaping area and percentage meeting the requirements of Chapter 36 (Design Review). The recommendation is also subject to staff and other agency comments and recommendations.

Exhibits

- A. Application
- B. Site Plan
- C. Elevations / Profiles

Maps



Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed
August 1, 2011

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Property Owner Contact Information

Name of Property Owner(s)
Washington Heights Church

Mailing Address of Property Owner(s)

1770 East 6200 South
South Ogden UT 84405

Phone
801-479-7030

Fax

Email Address
sam@barberbrother.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)
Mark Hilles - Mountain West Architects

Mailing Address of Authorized Person

4590 Harrison Blvd Suite #100
Ogden UT 84403

Phone
801-388-6052

Fax

Email Address
mark@mountainwestarchitects.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Property Information

Project Name
Washington Heights Church

Current Zoning

Total Acreage

Approximate Address
1770 East 6200 South
South Ogden UT 84405

Land Serial Number(s)

Proposed Use
Church

Project Narrative

The project is composed of two small additions and interior remodel work. For the exteriors of the additions, we integrated many of the existing building's materials and colors for compatibility. One addition is a welcome center for the church, and the other is a children's multi-purpose room.

It is the Churches understanding that the overall master plan was approved by county planning last summer. The Commission approved the additions and complete future master plan scope. We are hopeful that an administrative review of this can be done as the additions total only 7,500 square feet, along with recent overall approval of the master plan. We are racing to beat winter conditions (are shooting to start footings in the next couple of weeks) and the logistics of two separate additions and interior remodel make this small project relatively logistically challenging. We appreciate your help on this Design Review.

Washington Heights Church

Property Owner Affidavit

I (We), Washington Heights Church, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Sam Barber
(Property Owner)

Tammy Higginson
(Property Owner)

Subscribed and sworn to me this 3rd day of August, 20 11



COREY PATRICK DRISCOLL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #583416
COMM. EXP. 07-27-2014

[Signature]
(Notary)

Authorized Representative Affidavit

I (We), Washington Heights Church, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Mark Hilles - Mountain West Architects, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Sam Barber
(Property Owner)

Tammy Higginson
(Property Owner)

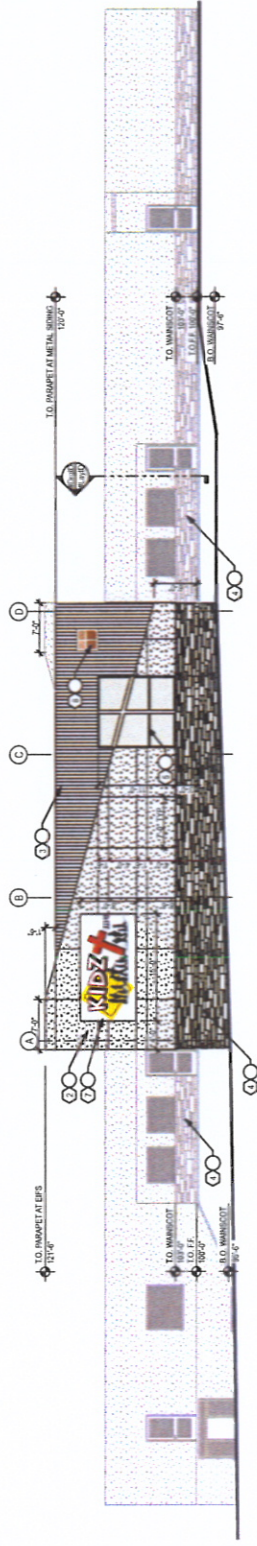
Dated this 3rd day of August, 20 11, personally appeared before me Sam Barber ; Tammy Higginson the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



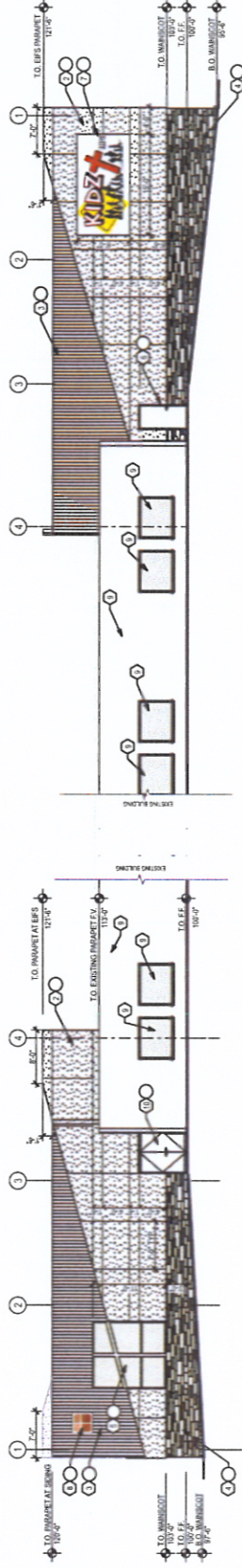
COREY PATRICK DRISCOLL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #583416
COMM. EXP. 07-27-2014

[Signature]
(Notary)



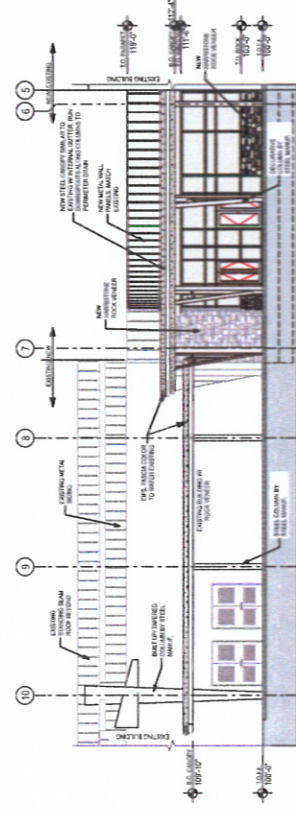


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



WELCOME CENTER WEST ELEVATION
SCALE: 1/8" = 1'-0"



